



MEMORANDUM

To: Design Review Board

From: Angela Ruggeri, AICP, Senior Planner

Date: February 22, 2010

Subject: **DESIGN RESPONSE CONFERENCE #13**
TOUCHSTONE (PARKPLACE)
FILE DRC09-00002

I. INTRODUCTION

Touchstone's proposal is for design review of a 1.8 million sq. ft. mixed-use project that includes 1.2 million sq. ft. of office space and an additional 300,000 sq. ft. of retail. Other uses include a hotel and athletic club.

The approved Master Plan has established the building and open space locations, access points and grid for the internal road system. The zoning specifies building heights, setbacks and other development parameters. The Design Review Board (DRB) is now in the process of working with the applicant on the design of the buildings and open spaces. The approved Design Guidelines for Parkplace will be used by the DRB to guide this process.

***Please bring your copy of the Master Plan and Design Guidelines for Parkplace to the meeting on 3/1/10. We will begin review of Building H. Updated drawings will be provided to the DRB by the applicant on Friday, 2/26/10.*

II. PREVIOUS DESIGN RESPONSE CONFERENCE

At the February 1, 2010 meeting, the DRB gave their provisional approval of Buildings B and C. The applicant was asked to continue work on the following items as the design of all the buildings on the site progresses: (1) provide better transition between change in materials on building elevations; (2) provide roof screening that blends with the rest of the building design; (3) design a site-wide system for retail facades (a subset of the design guidelines); and (4) give more consideration to retail canopies as designs progress (75% coverage required). It was also determined that there should be a canopy on the first bay at the SE corner of Building B.

III. REVIEW OF BUILDING H

The Design Response Conference on March 1st will focus on the design development of the hotel on Central Way (Building H). The “Central Way District” (Pages DG25 and 26) has guidelines relating to the activation of the street edge and reducing the length of the street wall by pulling back portions of the building at ground level in key locations. Limited vehicular access mid-block is discussed along with ways to make access for pedestrians to the plaza space more inviting (also see Pages MP-7 and 8).

Building design guidelines for the “Central Way District” include ways to reduce apparent bulk along Central Way by incorporating a 20 foot upper level step back after the third story with some variation allowed. Details such as window design, railings, trellises, and materials and colors are also discussed. Balconies, terraces and landscaping features are encouraged in upper level step backs.

Some of the design guidelines for the “Central Retail Hub” apply to the south side of Building H (see Page DG-28 - #2 and Page 29 - #1 and 2). General policies and design guidelines for “All Districts” will also apply to Building H.

The March 1st discussion should begin with general massing and then continue on to details after the massing design is found acceptable by the DRB.